

# City of Milpitas

## Consolidated Annual Performance & Evaluation Report (CAPER)



July 1, 2002 - June 30, 2003

# City of Milpitas

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**CITY OF MILPITAS**  
**CONSOLIDATED PLAN ANNUAL PERFORMANCE EVALUATION REPORT**  
**(CAPER)**

**JULY 1, 2002-JUNE 30, 2003**

**Introduction**

Pursuant to the Department of Housing and Urban Development (HUD) funding requirements and in conformance with 24 CFR Part 91.520 Performance Report, City of Milpitas has prepared and will be recommending approval its 2002-2003 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER describes: 1) the City's low and moderate income housing and community development activities carried out during the past fiscal year 2002-2003, 2) the funding resources that were made available for low income activities, and 3) the number of low income households who received assistance with housing related needs.

The CAPER also evaluates the City's overall progress in carrying out those priority projects that were identified in the approved Five Year (2002-2007) Consolidated Plan and One-Year Action Plan. To date, Milpitas has met its overall one-year goals and will be on target to meet its goals for the Five-Year Consolidated Plan.

**Summary of the Consolidated Plan Annual Performance Report:**

The CAPER'S Narrative Report consist of the following:

- 1) Summary of Accomplishments
- 2) Resources Made Available/Leveraging Resources
- 3) Status of the Actions Taken During the Year to Implement the City's Goals and Objectives
- 4) Affirmatively Furthering Fair Housing
- 5) Accomplishments (Households and Persons Assisted)
- 6) The City's Self- Evaluation on the Progress made in Addressing and Identifying the Priority Needs and Objectives
- 7) Citizens Comments and Public Review

**Public Review of the CAPER**

The CAPER was made available for public review and comments for a 15-day period from **August 25, 2003 to September 12, 2003**. Copies were sent out to CDBG Service Providers and all interested parties. Copies are also made available in the Milpitas Public Library and Public Service Counter at Milpitas City Hall. The Milpitas City Council will hold a public hearing on the Draft CAPER on **Tuesday, September 16, 2003 at Milpitas City Hall, 455 E. Calaveras Blvd. at 7:00 p.m.** After the public hearing and public review and comment period, a copy of the CAPER's along with the Financial Summary

Grantee Performance Report, Summary of Housing Accomplishments and Integrated Disbursement and Information System (IDIS) reports will be forwarded to HUD by September 30, 2003. Public Notice of the CAPER's public review and comments period and the City Council's public hearing will be advertised in the Milpitas Post, along with letters to Public Service and Housing Providers and other interested parties (including a draft copy of the CAPER) will be mailed.

### Geographic Distribution

The specific geographic areas in which the City of Milpitas provided direct assistance with CDBG funds during the 2002-2003 fiscal year contains a high concentration of minority population including Asians, Hispanics and Blacks households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social and economic needs of several working class neighborhoods. Neighborhoods such as Sunnyhills, Selwyn, Shirley and Dempsey Road with high concentration of minority populations have benefited from the allocation of CDBG funds such as: Housing Rehabilitation Loan Program, Stay and Play Afterschool Program, Milpitas Food Pantry, Social Advocate for Youth, Filipino American Opportunity Development Corporation, Indo-American Community Center, Asian American Recovery Services, Project Sentinel and Selwyn Park Improvements.

Attached is a copy of the Community 2020 GIS Mapping, which identifies the Concentration of Minority Populations within Milpitas. CDBG funds have been targeted for these areas with minority concentration.

### 1. SUMMARY OF ACCOMPLISHMENTS

The City of Milpitas uses a variety of funds to support and provide affordable and supportive housing activities during the past fiscal year. Milpitas receives direct federal funds (\$693,000 FY 2002-2003) from the CDBG Program including Program Income from the Housing Rehabilitation Program (Revolving Loan Fund). Milpitas continues to support and encourage the Housing Authority of Santa Clara County efforts to obtain Section 8 vouchers for Milpitas residents. To date, Housing Authority has identified 330 Section 8 tenants in Milpitas and 714 residents on the waiting lists.

Milpitas Redevelopment Agency continues to provide funding (acquisition, construction, low interest rate loans, grants, etc.) for affordable housing. Milpitas has allocated redevelopment agency funds (\$500,000) to participate in the County of Santa Clara Housing Trust Fund which is a joint effort among Santa Clara Valley Manufacturing Group, local cities and County of Santa Clara to provide over 5,000 affordable housing units to the Silicon Valley workers and the homeless population.

Milpitas is also considering participating in the Housing Trust Fund "2+2=2000" Campaign, designed to raise up to an additional \$2 million in local donations (matching

grant dollar-for dollar by Proposition 46 funds), which will help 2,000 more families find affordable housing in Santa Clara County.

Milpitas provides funding to **18** different non-profit agencies for housing and supportive services within Milpitas and Santa Clara County. These agencies are partially funded through the CDBG Program as well as other private and public agencies and institutions.

The following table summarizes Milpitas affordable housing projects for very low, low and moderate-income households:

**MILPITAS AFFORDABLE HOUSING**

<b>AFFORDABLE HOUSING PROJECTS</b>	<b><u># of Units</u></b>	<b><u>Very Low</u></b>	<b><u>Low</u></b>	<b><u>Moderate</u></b>
• Crossing Apartments	468	94	N/A	N/A
• Montevista Apartments	306	77	76	153
• Parc Metropolitan	450	N/A	10(*)	18(*)
		N/A	35(**)	33(**)
• Summerfield Homes	110	N/A	22 (***)	N/A
• Terrace Gardens (Senior Units)	150	150	N/A	N/A
<hr/>				
TOTAL:	1,484	321	143	204

(\*) Townhomes

(\*\*) Apartment/Rental Units

(\*\*\*) Single Family Homes

**% OF AFFORDABLE UNITS : 45 %**

**# OF AFFORDABLE HOMES: 50**

**# OF AFFORDABLE APARTMENT UNITS: 618**

**TOTAL NUMBER OF AFFORDABLE UNITS : 668**

A summary of the Milpitas housing accomplishments is presented below:

**Affordable Housing Programs and Opportunities**

1. Milpitas has completed negotiations and approved the **“Crossing Apartments”**, a **465-unit apartment complex with 94 very low-income affordable units**. Milpitas has prepared long-term affordability restrictions legal documents approved by the City Council.

The City of Milpitas Redevelopment Agency provided **\$1.2million** loan to the developer to meet its park in-lieu-fee, and **\$500,000** waiver (paid by the City of Milpitas Redevelopment Agency) of other development fees.

2. The long-term affordability restriction agreements have been executed for **Montevista Apartments 306 units** in which **156 multi-family units are provided for very low and low-income households and 156 units for moderate income households**. All low and moderate income units have been occupied. **Milpitas Redevelopment Agency provided \$3 million in funding to purchase the land from the County of Santa Clara.**
3. Milpitas has completed negotiations and approved the **Parc Metropolitan Great Mall of the Bay Area Residential project; a 450-unit mixed residential development with 96 affordable units**. A total of 28 for-sale units (10 low and 18 moderate-income units) and 68 apartment units (35 low and 33 moderate-income units). Milpitas has prepared the long-term affordability restrictions legal documents approved by the City Council. **Milpitas provided a \$50,000 down payment low interest loan for the 10 low-income “for-sale” units through its Redevelopment Agency 20% set-aside housing funds.**

In return for the long-term affordability, City of Milpitas Redevelopment Agency approved a **\$1 million grant and loan to the developer**. A \$1 million loan will be provided for the 68-unit apartment complex to assist on land acquisition.

4. The long term affordability restriction agreements have been executed for **Summerfield Homes Development 22 Below Market Rate (BMR) Units** for low-income first-time homebuyers. All BMR units have been occupied. **Milpitas Redevelopment Agency provided \$3 million in funding for land acquisition from the County of Santa Clara.**
5. The approval of **7 Housing Rehabilitation Loans** to very low and low-income households within Milpitas. A total of **\$34,450** of CDBG funds were used to rehabilitate single family homes within the community. Additional Program Income funds were also used to assist this program.

6. **Milpitas Redevelopment Agency** continues to commit **\$6.2 million** for the construction of new Senior Housing Project approximately 60-80 units. Milpitas is continuing to seek alternative funding sources from the Low Income Housing Tax Credits and HOME Program to close the funding gap for this project. Milpitas has completed the Senior Needs Assessment Study to determine the housing, transportation and senior programs and activities needs for its future senior population. The next step in the process will be for Milpitas to consider an Implementation Plan to address these issues.
7. Milpitas has allocated **\$500,000** from its Redevelopment Agency 20% set-aside housing funds to **Housing Trust Fund of Santa Clara County** as part of the \$20 million goals to provide affordable housing to **5,000 families in Santa Clara County**. The \$20 million will be leveraged with a goal of raising \$200 million to provide housing for first-time homebuyers, affordable rental homes, and homeless shelters and housing support assistance. To date, ten (10) Milpitas residents have benefited from low interest rate loans (to become first-time homebuyers) from the Housing Trust Fund.
8. **Mobilehome Park Rent Control Ordinance-** Milpitas continues to maintain and monitor the **572-mobilehome units** located within four mobilehome parks, which are regulated by the 1992 City's Rent Control Ordinance which guarantees long term affordability. The majority of residents (72%) living in these mobilehome parks are senior citizens over the age of 60+ years old.
9. Milpitas has adopted the **Midtown Specific Plan** which is proposing a range of approximately **4,000-5,000 new dwelling units**, in which a large majority of multi-family units will have a minimum density of 40 dwelling units/per acre and up to 60 dwelling units/per acre for sites located within a ¼ mile of three light rail transit stations. Milpitas housing policy is to require 20% of the total number of developed housing units to be affordable.
10. **Milpitas General Plan Housing Element** identifies policies, goals and objectives to further affordable housing opportunities which has been submitted to the State of California, Department of Housing and Community Development (HCD) for review and certification of compliance with State Housing Laws. The updated Housing Element has two new housing policies to assistance in furthering housing opportunities:
  - City of Milpitas goal is to designate at least 20% of any new multifamily housing development for affordable housing.
  - Consider allocating 30% (instead of the required 20%) of Redevelopment Agency Housing Set-Aside Funds for future affordable housing.



11. **Purchase of Affordable Housing Unit**-To maintain long term affordability, City of Milpitas purchased the affordable housing unit at 24 Rain Walk in the Parc Metropolitan Residential Development for \$335,000. The unit was advertised and resold to an affordable moderate-income household.
12. **County of Santa Clara Fair Housing Task Force**-City of Milpitas is participating in the formation of a countywide Fair Housing Task Force with other jurisdictions within Santa Clara County. The initial meeting on May 30, 2003 in Sunnyvale was conducted to discuss: 1) mission statement and focus of the duties of the proposed Task Force, 2) the composition and representation, and 3) the next appropriate steps. Future meetings are scheduled.

### **Met or Exceed 3-5 Year Goals and Expectations for Affordable Housing**

Milpitas appears to be on target to meet and exceed its goals and expectations for affordable housing identified with the Consolidated Plan:

- a. Milpitas currently has 668 affordable housing units with long term affordability restriction agreements for low and moderate-income households and senior citizens. The types of units include single family, attached townhomes and multi-family rental.

The City of Milpitas currently negotiating with several developers on four specific projects that will provide approximately 640 housing units:

<b><u>Projects</u></b>	<b><u># of Units</u></b>	<b><u>Proposed Affordable Housing Units</u></b>
Town Center Condominiums	71	14
Apton Plaza Apartments	102	19
The Californian Towers	177	35
RGC-Parc North	290	58
	<hr/> 640	<hr/> 126

Of the proposed 640 units, approximately 126 units will be affordable to very low, low and moderate-income households. As in past with previous affordable housing projects, City of Milpitas will provide some form of financial assistance, waiver of certain development and park/open space fees to be paid by the City's Redevelopment Agency and consider any reduction in development standards (if necessary) to assist the project.

- b. Milpitas Redevelopment Agency (RDA) continues to provide funding as required by the 20% housing set-aside funds for affordability housing inside and outside of the project areas. During the past several years, RDA provided over \$ 8.5 million in assisting developers in financing affordable housing units.

Affordable housing developers impact and park fees reimbursement to the City have been paid by the RDA along with other types of grants and very low interest rate loans to encourage and maintain long term affordability housing projects.

- c. Milpitas has assisted on the rehabilitation of 6-8 single-family homes for low-income residents. Ten more housing rehabilitation loans are presently being processed.
- d. Milpitas along with the Housing Authority of Santa Clara County and HUD has worked with the property owner of Sunnyhills Apartments to maintain the Section 8 contract for the 151 unit's at-risk of converting to market rate. The additional 151 Section 8 Program vouchers has been maintained for low-income tenants.
- e. Milpitas participated in Santa Clara County Housing Task Force to address housing needs and opportunities within the County. Milpitas is also participating in the newly formed countywide Fair Housing Task Force.

#### **Met or Exceed 3-5 Year Goals and Expectations for Homelessness**

- a. Milpitas has allocated \$500,000 grant to the Housing Trust Fund of Santa Clara County to assist homeless population on obtaining affordable housing and support services.
- b. Milpitas continues to provide funds for Emergency Housing Consortium, Catholic Charities, Support Network for Battered Women, Milpitas Food Pantry and Second Harvest Food Bank to provide housing and support services to the homeless population.
- d. Milpitas continues to work with local churches and homeless groups to provide food and shelter to the local homeless population.
- e. Milpitas continues to participate with CDBG Coordinators within Santa Clara County to address regional problems of homelessness (i.e. Santa Clara County Fair Housing Report, Housing Trust Fund, Homeless Survey and Housing Task Force).

#### **Met or Exceed 3-5 Year Goals and Expectations for Public Services (Non-Community Development Needs)**

Milpitas appears to be on target to meet or exceed its goals and expectations for providing a variety of public services (non-community development needs) identified within the five-year Consolidated Plan.

### **Public Services Provided**

1. **Alum Rock Counseling Center (ARCC)**-ARCC provides 24 hour mobile crisis intervention counseling services for low-income minorities at-risk youths and their families residing in Milpitas. The services focuses on behaviors such as running culturally sensitive counselors are available in person at the site of the crisis within one hour. The services includes shelter referrals, use of community service and follow-up counseling. Milpitas provided **\$5,000** in CDBG funds to the program. A total of **30 very low-income persons** benefited from this program during the past year.
2. **Asian American Recovery Services (AARA)**-AARA provides substance abuse prevention, intervention and treatment services to Asian and Pacific Islander youth and their families residing in Milpitas. Services include outreach, engagement, intake & assessment, case management, individual & group counseling, social/recreational services. The program will be located at Milpitas High School. Milpitas provided **\$5,011** in CDBG funds for this program. A total of **135 Milpitas residents** benefited from this program during the past year.
3. **Catholic Charities of Santa Clara County (CCSCC)**-CCSCC provides shared housing services to single parent families primary very low and low-income persons at-risk of becoming homeless. Almost all are female head households. CCSCC listing of services helps families find affordable housing by sharing. CCSCC also offers a case management and rental assistance program. Milpitas provided **\$5,378** of CDBG funds to this program during the past year. A total of **55 persons** benefited from the program during the past year.
4. **Catholic Charities Long Term Care Ombudsman Program**-This program provides services to 6 long term care facilities through regular site visits by trained certified community volunteers, who will respond to complaints, mediate fair resolution to problems, and advocate for quality for care, quality for life and residents rights for the 63 frail, chronically ill, primary elderly residents in those facilities. Milpitas provided **\$5,361** in CDBG funds to this program. A total of **63 elderly residents** benefited from this program during the past year.
5. **City of Milpitas Recreation Services Stay & Play After School Program (\$5,028)**- Provides 50% subsidy for very low and low-income children to attend after school recreational care program. Includes recreational care to children during the summer non-school months. The program offers parents the ability to have their children in a safe, affordable program, which is supervised by well-trained staff. Milpitas provided **\$5,028** in CDBG funds to this program. Approximately **300 children** will benefit from these services.

5. **City of Milpitas Recreation Services Camp Stay & Play**-Provides 50% subsidy to very-low and low-income children to attend summer recreational camp during non-school months. Includes recreational care in grades school 1<sup>st</sup> through 6<sup>th</sup>, when their parents are at work. Approximately **125 children** will benefit from these services.
6. **Emergency Housing Consortium (EHC)**-This program provides shelter and support for homeless adults, youth and families from Milpitas. Programs include housing and education services to help clients overcome barriers to housing, employment, and self-sufficiency. EHC services ranges from emergency shelter to transitional programs for permanent housing and after-care services. Milpitas provided **\$5,722** in CDBG funds to this program. EHC provided **1,890 nights of shelter to 27 Milpitas residents**.
7. **Filipino American Opportunities Development Council, Inc**-This program very low-income Filipino and Indo American seniors and Filipino WW II veterans with case management, translation, interpretation, counseling, Medical, Medicare, SSI, SSA, escort, transportation and other educational programs to ensure that they received entitlement benefits and services. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **40 Milpitas seniors** benefited from the program the past year.
8. **Indo-American Community Service Center- (IACSC)**-IACSC provides socialization, health awareness education, citizenship training, language classes, basic computer skills, job training & referral for senior citizens living in Milpitas. This program will provide critically needed services to low-income and disadvantage senior immigrants from India, as well as the local youth, children and families living in Milpitas. Services will be language appropriate and culturally sensitive. Milpitas provided **\$5,000** CDBG funds for this program. A total of **45 low-income senior citizens and 5 youths** will benefit from this program during the past year.
9. **Live Oak Adult Day Care Services**-This program specialized in adult day care services for frail and dependent at-risk senior residents, respite for family caregivers and provides nutritious meals and snacks. Services include counseling, referrals, case management, support family members in their efforts to maintain their dependent senior relative in the family home. Milpitas provided **\$5,378** in CDBG funds to this program. A total of **12 Milpitas senior residents** benefited from this program the past year.
10. **Milpitas Food Pantry (MFP)**- MFP is a locally based program in Milpitas which provides monthly supplemental emergency supplies of food to low income seniors (60%), single families (10%), single teenage mothers (5%) and battered women and their children. MFP collects, purchase and store food supplies to distribute. Milpitas

has provided **\$14,817** of CDBG funds to this program. A total of **1,875 persons** benefited from this program during the past year.

11. **Milpitas Unified School District (MUSD)**-Adult supervision/job coaching of work experience opportunity in the community for severely handicapped teenagers of Milpitas High School. The target population of Milpitas High School Certificate of Completion Program (CCP) is students whose severe development delays/handicaps prevents them from meeting the Special Day Class core curriculum bench marks needed for high school diploma. The role of the Certificate of Completion Program is to assist students with severe disabilities to acquire and generalize individual functional skills that are deemed important by significant individuals in the student's life: parents, siblings, school professionals, care-providers, non-school professional and the students. Milpitas provided **\$5,111** of CDBG funds to this program. A total of **12 Milpitas students** benefited from this program during the past year.
12. **Project Sentinel (PS)**- PS provides fair housing education and enforcement with landlord-tenant and dispute resolution services along with mortgage default, delinquency and pre-purchase counseling to Milpitas residents. Public education and outreach activities for both fair housing and landlord-tenant services includes Rent Watch, rental housing advice column, distribution of brochures, radio and television public service announcements, presentations and workshops. Milpitas provided **\$15,000** in CDBG Funds to this project. This program benefited **25 persons and 47 households** on fair housing issues and **33 persons and 11 households** for tenant/landlord mediation during the past year.
13. **Second Harvest Food Bank/Operation Brown Bag (SHFB)**-SHFB provides emergency funds to provide weekly food supplements to low income households in nearly 72 neighborhoods in Santa Clara and San Mateo Counties. The program provided over 11,000 bags of food the past year. In Milpitas, approximately 280 members received 7 to 13 food items a week, as well as on-site nutrition classes and a newsletter each quarter, and volunteer opportunities. This program received **\$6,022** from CDBG and served over **412 persons and 302 households** during the past year. Most of the funds for the food bank operation come from private contributions, and other charitable organizations.
14. **Senior Adults Legal Assistance (SALA)**-SALA provided free legal services to Milpitas elderly citizens. SALA provides services by appointments only at twenty-three Senior Centers throughout Santa Clara County, including the Milpitas Senior Center. SALA has served Milpitas seniors since 1979. SALA provides on-site intake sessions twice a month. Five half-hour session's appointments are available at each intake session for elderly to meet with SALA representative. Home visits are also available for those seniors who are homebound or reside in nursing homes. Milpitas provided **\$5,278** in CDBG funds to the program. A total of **40 senior citizens**

benefited from SALA during the past year. SALA also conducted a community education seminar at the Milpitas Senior Center for the benefit of senior citizens.

15. **Social Advocate for Youths**-This program assist youth and families in crisis situations. Project Safe Place is a partnership of local businesses, local government, volunteers, and community based agencies working together to provide a safety net youths in crisis. SAY develops a network of “ Safe Places” Milpitas businesses and public locations and trains staff at these organizations how to respond to youth in need. Through Milpitas Project Safe Place, eight new Safe Places sites have been located citywide. The project provides a safety net for children and youth in immediate crisis, community based crisis intervention, case management and homeless/runaway shelter services. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **3,652 children** have benefited from this program during the past year.
16. **Support Network for Battered Women**- Support Network for Battered Women provides peer and clinical counseling in both individual and group settings, This program also includes a 20-bed shelter, and counseling with a legal program that includes a temporary restraining order clinic, psycho-educational group and child care, and a community education program that includes outreach on teen dating and violence. The City of Milpitas received 55 domestic violence-related calls. This program also provides 24-hour comprehensive services for battered women and their children. Milpitas provided **\$5,000** in CDBG funds to the project. A total of **24 women and their children** benefited from this program during the past year.

#### **Non-Public Services Provided**

1. **City of Milpitas Housing Rehabilitation Program (HRP)**-The City of Milpitas Housing Rehabilitation Program provides housing rehabilitation loans to very low and low income Milpitas homeowners with the goals of preserving the neighborhoods through the conservation of the existing housing stock. The level of funding is based on a projection of 6-8 loans at an estimated average of \$50,000 per loan. Milpitas provided **\$34,450** in CDBG Funds to this program. A total of **7 households and 20 persons** benefited from this program during the past year. Program Income provides additional funding for this program.
2. **Economic and Social Opportunities, Inc. (ESO)**-ESO goals are: 1) to prevent deterioration of existing affordable housing by providing minor home repairs services, improve home safety and increase housing opportunities for people with physical limitations, reduce the risk of carbon monoxide poisoning (by checking gas combustion appliances), improve energy efficiency and reduce utility cost for low income households. Program services are focused on very low-income households (less than 50% of median income) with particular emphasis on seniors, physically

disabled, and female headed households. Milpitas provided **\$66,000** in CDBG funds to this program. A total of **32 households** benefited from this program during the past year.

3. **City of Milpitas Senior Center**-This project involves the renovation and improvement to Milpitas Senior Center which includes replacement of existing sinks, counters, mirrors, towel dispensers stalls, toilets, tiles, and electrical lighting in men's and women's restrooms and other types of ADA required improvements. Milpitas provided \$200,000 in CDBG funds to this project. A total of **9,000 low and moderate seniors** will benefit from this project.
4. **City of Milpitas Selwyn Park Renovation and Improvements**-This project involves the renovation and improvements at Selwyn Park which includes installation of additional and replacement of park equipment, The replacement equipment and new floor matting will be ADA accessible. Milpitas provided \$100,000 of CDBG funds for this project. This project will benefit **very low and low-income residents within the area.**
5. **City of Milpitas ADA Sidewalk Ramps**-This project involves the installation of sidewalk ramps at street intersections in order to meet ADA requirements. Ramps are installed at locations such as those along major through fares, vicinity of parks, schools, and other attraction centers. Ramps are also installed at locations (when appropriate), requested by local residents. Milpitas provided \$50,000 for this project. This ADA compliance project would have a benefit Citywide.

## **2. RESOURCES MADE AVAILABLE**

Milpitas received \$693,000 in CDBG funds during FY 2002-2003 from housing and community development activities. Milpitas used these funds from the CDBG Program to carry out the activities identified in the Five-Year Consolidated Plan. All activities were carryout Citywide; there was no specific geographic concentration of resources. However, the specific geographic areas in which Milpitas have provided direct assistance with CDBG including Asians, Hispanics and Blacks households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social, and economic needs of several working class neighborhoods.

On March 6, and April 16, 2002, Milpitas Community Advisory Commission (CAC) and City Council held public hearings to allocated \$693,000 of CDBG funds. The funds were used for a variety of public services, programs and activities. Subsequently, Milpitas Redevelopment Agency (RDA) has allocated over **\$8.5 million** for existing (or under construction) and proposed future affordable housing projects. The funding of these activities under this priority is consistent with the Consolidated Plan. The goals and objectives within the Consolidated Plan are on target to be met and in some cases will exceed expectations.

## **LEVERAGING OTHER RESOURCES**

Milpitas has fostered and created partnerships with For-Profit and Non-Profit Developers such as Bridge Housing Corporation, DKB Homes, RGC Parc Metropolitan, and Montague Parkway Associates, to invest millions of dollars to develop **668 affordable housing units**. Milpitas continues to work with housing developers and provides initial seed money for the acquisition of land for projects such as Summerfield Homes and Montevista Apartments from County of San Clara and in return for its investment, requires that each project provide a certain number of affordable housing units with long-term affordability restrictions. Recent projects include Parc Metropolitan and Crossing Apartments are examples where Milpitas has leveraged its funds to provide affordable housing units.

Also as previously stated, City of Milpitas is negotiating with developers to provide an additional **640 housing units** in which it is anticipated that **126 units will be affordable to low and moderate-income households**. Milpitas will continue to leverage its Redevelopment Agency funds to guarantee the long-term affordability of these units.

Milpitas Redevelopment Agency has allocated \$6.2 million for a new 60-80 unit Senior Housing Complex. However, a funding gap of approximately \$7-\$10 million still exist to complete the project. The City is continuing to seek alternative funding sources such as Low Income Housing Tax Credits, Home Program and CDBG funds to leverage its funds to cover this funding gap. Also, Milpitas has completed a Senior Needs Assessment Study, which has identified senior rental housing as a priority need for Milpitas senior population. Milpitas will be proceeding with a comprehensive implementation plan to address the needs in the senior assessment study.

The following listing identifies the financial resources that have been used to leverage funds within the City of Milpitas:

-Milpitas Library Predesign Study	\$636,244 (Construction of New Public Library)
-Milpitas Redevelopment Agency	\$8.5 million (Affordable housing assistance)
-Milpitas Comm. Center Renov.	\$321,854 (Improvements to Comm. Center)
-Milpitas Senior Center Renovation	\$1.8 million (Improvements to Senior Center)
-Milpitas Alviso Adobe Site Improv.	\$1.6 million (Improvements to Historical Building)
-Milpitas Sports Center Improv.	\$1 million (Improvements to Sports Center)
-Milpitas ADA Sidewalk Ramps	\$270,192 (ADA Sidewalk Improvements)
-Selwyn Park Improvements	\$172,222 (Park Improvements)
-HUD Grant	\$1 million (Storm Damage Repairs)
-County of SC Housing Trust Fund	\$500,000 (Part of \$20.Million Goal for Housing)
-County of SC Nutrition Program	\$81,663 (Nutrition Program for Seniors)



The majority of the public service agencies has also leverage their funds with a variety of public and private funding sources including other foundations, corporations, and private donations. Milpitas CDBG application process requires applicants to explain their method and strategy of leveraging funds for their programs and activities. Also, included in the attachments are public facilities and community improvement projects that are funded by the City of Milpitas (which does not use CDBG funds). Milpitas will continue to seek creative and alternative methods to leverage its funds and continue to financially support a variety of housing and public services programs and activities.

### **3. STATUS OF OTHER ACTIONS TAKEN DURING THE YEAR TO IMPLEMENT THE CITY'S GOALS AND OBJECTIVES**

#### **Existing Public Policy**

The City of Milpitas has approved and adopted four (4) important documents which will have a major impact on the City's future housing policies: 1) **The Midtown Specific Plan**, 2) **Milpitas General Plan Housing Element**, 3) **Milpitas Five-Year Consolidated Plan (2002-2007)**, and 4) **Senior Needs Assessment Study**:

- 1) **Midtown Specific Plan**-Provides for a new vision for approximately 1,000-acre area of land, which is currently undergoing changes, related to its growing role as a housing and employment center in Silicon Valley. Overall, the plan calls for up to 4,860 new dwelling units and support retail development, new office developments at key locations, bicycle and pedestrian trails linking the areas together and new parks to serve residential development.

Residential densities up to 60 dwelling units/per acre will be accommodated with parking reductions for developments with ¼ miles of the Transit-Oriented Development Overlay Zones. The Milpitas City Council adopted the Midtown Specific Plan in March 2002.

- 2) **Milpitas General Plan Housing Element**-As required by State of California Housing Element Law, City of Milpitas has submitted its General Plan Housing Element to the Department of Housing and Community Development (HCD) for their review for certification of compliance. In November 2002, HCD found the Milpitas General Plan Housing Element to be in full compliance with state housing laws and approved certification.

The Milpitas Housing Element identifies housing policies, goals and objectives to meet the housing needs of all segments of the population. As part of the plan, Milpitas (through the Midtown Specific Plan and other sites citywide) have identifies adequate housing sites to accommodate the City's Regional Fair- Share of housing needs (4,348 units) as identified by the Association of Bay Area Governments (ABAG).

- 3) **Consolidated Plan (2002-2007)**-City of Milpitas has submitted its Five-Year Consolidated Plan to HUD in June 2002. The Consolidated Plan is a comprehensive planning document that identifies the City overall needs for affordable housing and non-housing community development activities and outlines the strategy to address the identified needs.
- 4) **Senior Needs Assessment Study**-Identifies objectives and comprehensive view towards the future needs of Milpitas older adults. The goal of the assessment was to provide a working, planning tool based on the stakeholders participation that will provide the City with a basis for decision-making and determine the priorities for facility development and service delivery in the future.

Also, Milpitas has continued to demonstrate a commitment to providing a variety of affordable housing units (single family, multi-family, increased higher density to accommodate multi-family units, use of the Density Bonus Ordinance, first-time homebuyers program, etc.) to increase the City's housing supply. Milpitas has and will continue to consistently negotiate with developers to provide a percentage of the units as affordable through the use of incentives such as reduction in development standards, waiver of developmental fees, and financial concessions. Approximately, **1,250 affordable housing units exist in Milpitas** including the mobilehome park units.

Milpitas has also taken steps to streamline the permit processing procedures to expedite the approval of affordable housing projects. Milpitas in terms of the approval process gives these projects special priority for fast track approval. Over the past year, approximately 1,000 acres of commercial and industry land has been rezoned to accommodate residential and commercial mixed use development within the Milpitas Midtown Specific Plan. Milpitas policies as well as its financial commitment will continue to support, maintain and improve on affordable housing opportunities for its residents.

### **Public Housing Improvement and Residents Initiatives**

Presently, there is no public housing within the City of Milpitas.

### **Institutional Structure**

There are no weaknesses identified in the institutional structure.

### **Actions Taken to Overcoming Gaps in Institutional Structures to Enhance Coordination**

Milpitas continues to work closely with the State, County, local jurisdictions, public and private agencies to provide coordinate strategies and available resources within the

community. The Milpitas Housing Element serves as the guide to policies and principals in providing affordable, safe and decent housing to all segments of the population.

Also, Milpitas has prepared and submitted its revised Consolidated Plan (2002-2007) to identify its CDBG housing and community goals and objectives over the next five years. Milpitas serves on the Housing Bond Advisory Committee within Santa Clara County to raise approximately \$20 million dollars to address the affordable housing and homeless support programs throughout the entire County. The Santa Clara Board of Supervisor has allocated \$2 million towards these goals. The balance of the funding will be through working with the Silicon Valley Manufacturing Group and its members. Milpitas has allocated \$500,000 towards this goal.

Milpitas and Santa Clara County created a partnership on the purchase of County land to develop the 306 unit Monetvista Apartments with Bridge Housing Corporation and 22 "for-sale" units at Summerfiled Homes with DKB Developers. The County sold the land to the City at below market rate prices to assist on accommodating affordable housing units. Milpitas also cooperates with the County and the County Housing Authority on their applications funding various programs and on the Lead Abatement Program as well as coordinating the delivery of social services throughout the County.

Milpitas continues to work with HUD and the property owners of Sunnyhills Apartments to maintain the long-term affordability of the 151 rental units for the Section 8 Program. Milpitas will continue to support and monitor the long-term affordability of these units. Milpitas is also an active member and participant in the Countywide CDBG Coordinators staff meetings to discuss a variety of issues relating to cooperation among jurisdictions to insure that there are not duplication of services and that there is efficient delivery of services as possible.

Milpitas also participates in the countywide CDBG meetings to address a variety of regional issues such as homelessness, fair housing, leveraging financial resources, and affordable housing activities.

Finally, Milpitas continues to support and encourage intergovernmental cooperation among the various public agencies and organizations to foster coordination and avoid the duplication of services and the effective use of financial resources. Projects such the **Countywide Homeless Survey, Fair Housing Report, Formation of the Fair Housing Task Force, and Housing Trust Fund** are just a few examples of the City of Milpitas collaboration among the other jurisdictions in Santa Clara County.

#### **Lead Based Paint Hazard Reduction**

Milpitas provides information on lead-based paint hazard to all property owners and residents prior to any housing rehabilitation work being performed. If the situation appears to have lead-based paint hazard, the property owner will be notified and further

testing will be required to abate the problem. Milpitas has allocated \$60,000 of Single Family Rehabilitation Program Administration funds to implement compliance with the HUD Lead-Based Paint regulations. To date, City of Milpitas has spent **\$3,500** to conduct **8** lead-based paint inspections for the Single Family Rehabilitation Program.

Milpitas will continue to work with its Building Division and County of Santa Clara Environmental Health Department as funding becomes available, in the design and implementation programs related to the detection, abatement, presentation and education of lead paint in the housing stock.

#### **4. AFFIRMATIVELY FURTHERING FAIR HOUSING**

Milpitas continues to support Project Sentinel and Mid-Peninsula Citizens for Fair Housing. Project Sentinel provides fair housing education, enforcement, tenant/landlord and dispute resolution services along with public education and outreach activities for both fair housing and tenant/landlord services for Milpitas residents. During the past year, City of Milpitas has provided **\$ 15,000** in CDBG funds to support Project Sentinel fair housing activities. The formation of the countywide Fair Housing Task Force is steps taken to further address fair housing issues.

Milpitas will continue to review and implement its Analysis of Impediments to Fair Housing Report (AI Report) to update and revise any issues identified and address and continue to those impediments which limits the ability to choose their housing in an environment free from discrimination. The AI Report identified several impediments such as cultural differences and language barriers, consideration of inclusionary zoning, more reliable data on banking and lending practices, advertising for fair housing, and assessment of fair housing services.

Milpitas will be revising its Analysis of Impediments to Fair Housing Report over the next year.

#### **Results**

The following actions have been taken during the past year to further implement the recommendations identified in the AI Report:

**Statistical Summary: During the 4<sup>th</sup> Quarter:** Project Sentinel handled a total of 85 calls, of which 9 arose from fair housing cases. The total cases handled were 16, of which 3 were fair housing cases. Including cases opened in prior quarters, 6 landlord tenant cases were closed as counseled and 5 were conciliated. All three fair housing cases are still pending.

1. On June 24, the agency's Director of Dispute Resolution Programs and the agency's fair housing Outreach Coordinator participated in a radio call-in program on radio

station KFOG. Staff answers calls from listeners and spoke generally about the agency's services. A number of follow-up e-mail inquiries were received and answered, demonstrating the broad outreach of this program.

2. On May 28, the agency's Director of Dispute Resolution Programs described the agency services to a meeting of 35 professional mediators throughout the Bay Area.
3. On May 7, the agency's website information at HELP SCC was updated.
4. On May 2, an agency case manager staffed a table at the Second Harvest Resource Fair and distributed 75 brochures.
5. On April 16, the agency's Director of Dispute Resolution Programs described the agency's services to a meeting of approximately 50 mobilehome park managers and owners from throughout the local area.
6. Public Service Announcements (PSA's) were sent to 20 radio stations whose signals cover the South Bay Area. The PSA's were sent to stations broadcasting in both English and Spanish. The name of the specific jurisdictions served by the agency are identified in these PSAs.
7. The agency continues to sponsor public outdoor advertising in venues such as Valley Transit bus shelters.

**Statistical Summary: During the 3<sup>rd</sup> Quarter:** Project Sentinel handled a total of 84 calls, of which 4 arose from fair housing cases. The total cases handled were 29, of which 3 were fair housing cases. Including cases opened in prior quarters, 10 landlords tenants cases were closed as counseled 1 conciliated and 1 was mediated to impasse. One fair housing case was closed as counseled.

8. On March 27, the agency staffed a booth at the TCAA Annual Expo, at which more than 1,500 brochures and outreach items were distributed.
9. On January 17 and March 18, the agency Director of Dispute Resolution Programs and the agency's Fair Housing Outreach Coordinator participated in a radio call-in program on a very popular Morning Show on radio station KFOG. Staff answered calls from listeners and spoke generally about the agency's services. The station broadcasts to the entire Bay Area.
10. On February 12, the Milpitas Case Manager described services available in Milpitas to approximately 18 senior residents at the Milpitas Community Center and distributed 25 brochures and business cards.

11. On January 17 and again on January 24, the agency's Director of Dispute Resolution Programs described the agency's services to the Restorative Justice caseworkers from the social service agencies located throughout the entire Santa Clara County area.
12. Public Service Announcements (PSA's) were sent to 20 radio stations whose signals cover the South Bay Area. The PSA's were sent to stations broadcasting in both English and Spanish. The names of the specific jurisdictions served by the agency were identified in these PSA's.
13. The agency continues to sponsor public outdoor advertising in venues such as Valley Transit (VTA) bus shelters.
14. The agency's website, [www.housing.org](http://www.housing.org), is fully updated, with number of pages and links for the agency's mediation and counseling services.

**Statistical Summary: During the 2<sup>nd</sup> Quarter:** Project Sentinel handled a total of 55 calls, of which 3 arose from fair housing cases. The total cases handled were 12, of which 3 were fair housing cases.

15. On November 23, the agency's Director of Dispute Resolution Programs described the agency's services in detail to a countywide class of mediation trainees, and then participated as a trainer for the class as part of the Office of Human Relations Training Program.
16. On November 16, a general agency mailing with all relevant brochures was sent to the Council on Aging, and subsequently the agency's listing in the Council's database was updated.
17. As of October 15, the agency's listing in the directory and database for the Family Caregiver Alliance has been updated.
18. On September 27, a case manager staffed the Knowledge Fair presented by the Second Harvest FOOD Bank. This event involves non-profits and citizens on a countywide basis. Over 90 agency brochures were distributed and a large number of citizens received direct counseling.
19. On September 9, the Case Manager for Milpitas met with a Librarian at the Main Milpitas library to plan outreach activities and to post program materials.

**Statistical Summary: During the 1<sup>st</sup> Quarter:** Project Sentinel handled a total of 102 calls, of which 9 arose from fair housing cases. The total cases handled were 10, of which

3 were fair housing cases. Of the tenant-landlord cases closed during the quarter, including cases opened in the prior quarter, 4 were conciliated and 2 were counseled. Of the 3 fair housing cases, two were closed as counseled and one remained open.

20. On August 22, the Director of Dispute Resolution Programs and the Executive Director described the agency's services in detail to a meeting of approximately thirty property managers and corporate manager staff from a large property management and ownership firm, Avery Construction/ACCO Management.
21. On July 16, the entire mediation staff met with the Executive Director of the non-profit agency Rebuilding Together to discuss how the two agencies could work together to offer complementary housing services.
22. On July 6, the Director of Dispute Resolution Programs described the overall program to the mediation training class at Foothill Community College.
23. The agency submitted material for the tenant/landlord column, "*Rent Watch*" which is printed in the *San Jose Mercury News*, the *San Francisco Chronicle*, *The Filipino Guardian*, and in the Tri-County Apartment Association's magazine, *Apartment Management*.
24. Project Sentinel has developed a business card-size handout in both English and Spanish to be given to the Milpitas Police Officers and other persons in a position to refer disputants to Project Sentinel.
25. During the past program year, Project Sentinel provided the following fair housing and tenant/landlord dispute resolution services:
  - a. Housing information and referral calls were handled for 326 residents.
  - b. Project Sentinel investigated a total of 67 cases involving discrimination on the City's behalf.
  - c. A total of 31 outreach sessions were held to benefit the general public regarding fair housing issues. Also, on-going advertising and continued outreach campaign to heighten public awareness of discrimination and fair housing services were provided.
  - d. Follow-up services included conciliation, legal referral, and contact with apartment owners and managers for 55 residents who alleged discriminatory practices by housing providers.
  - e. Housing and training seminars for tenants, owners, managers were provided.

### **Other Policies to Further Fair Housing**

Milpitas continues to support and encourage developers to consider higher density residential projects through the use of the Density Bonus Ordinance as the vehicle to increase the availability of affordable housing units, which furthers the goals of affordable housing for low and moderate-income families.

Milpitas Planned Unit Development (PUD) permit process allows for higher density (20-40 dwelling units/per acre), if the applicant can demonstrate a public benefit. Housing developers has used this permit process to increase the density on their site (high-density multi-family developments) with affordable housing serving as the public benefit.

Milpitas has adopted the Midtown Specific Plan to accommodate densities up to 60 dwelling units/per acre in specific locations with 1/4 mile of the two light rail transit stations being proposed within Milpitas. The proposed Midtown Specific Plan will accommodate a range of 4,000-5,000 dwelling units of various housing types and styles.

Milpitas has also provided funding to Emergency Housing Consortium of Santa Clara County, Inc. which provides a renter education program that includes information about legal protection against discrimination. Milpitas Housing Programs (i.e. single family housing rehabilitation, first time homebuyers, and rental units) has actively pursued an affirmative action plan. The loans to assist low and moderate-income households are available to all persons of the City of Milpitas. Minority participants are actively sought.

Brochures, public handouts and other fair housing information (Security Deposit, Tenant Responsibilities, Remedies for Obtaining Repairs, Tenant/Landlord Mediation, How to Protect Tenant Rights, etc.) are available at the Public Service Information Counter at City Hall. Copies of all handout information are provided in Spanish and Chinese languages.

The best means to further the housing opportunities for its diverse population is to continue to provide housing programs in the City which preserves and expand the existing housing stock especially for large families with children. The narrative within the Consolidated Plan illustrates that the City's use of CDBG and other funding resources were directed towards meeting this goal.

### **CONTINUUM OF CARE NARRATIVE**

Milpitas will continue to fund the operation of a variety of support services and programs to address the needs of the homeless persons and the special needs of persons that is not homeless but require supportive housing. The support services and programs includes the



**Alum Rock Counseling Center/Crisis Invention Program** (60 very low-income persons) which provides counseling, information and referral assistance to help individuals find those services which most suit their particular needs and **Catholic Charities Long Term Care Ombudsman Program** which provides services to long term care facilities through regular site visits by trained certified community volunteers who respond to complaints mediate fair resolution to problems and advocate quality care for senior citizens (60 frail chronically ill elderly residents).

Also, **Second Harvest Food Bank** (412 persons) and **Milpitas Food Pantry** (2,800 persons), which provides weekly food supplements to low income persons. Supportive housing programs includes funding for **Emergency Housing Consortium** provides shelter and support services to homeless adults, youths and families (1,890 shelter nights for 30 Milpitas residents), **Catholic Charities of Santa Clara County** which provides shared housing for single parent families primary very and low-income persons (90 persons), and **Support Network for Battered Women** which provides peer and clinical counseling in both individual and group setting (24 women and their children).

The goals of funding these supportive services, programs and housing activities are to assist homeless and non-homeless persons (individuals and families) on making the transition to permanent housing and independent living. Milpitas will continue to implement its Continuum of Care Strategy and take appropriate actions to provide funding to address the needs of its homeless and non-homeless populations.

## **5. ACCOMPLISHMENTS**

### **(1) Households and Persons Assisted**

This section identifies the number of households and persons assisted through the various programs, activities and projects during the past FY 2002-2003. Milpitas has used its CDBG funds and other available resources to serve a wide range of very low and low-income households with a combination of housing rehabilitation services and providing affordable housing alternatives. The following information below outlines the specific goals established by the Plan and the accomplishments for the various categories of assistance:

### **Programs and Services to Address the Needs of Homeless Persons and Special Needs**

1. **Milpitas Food Pantry** provides monthly supplemental food supplies to very and low-income families.
2. **Catholic Charities of Santa Clara County** provides housing services to primarily very and low-income single parent families. Services are provided to help these

families find affordable housing by sharing. Also, the program offers case management and rental assistance.

3. **Emergency Housing Consortium** provides shelter and support services to homeless men, women and families with children to break the cycle of homelessness. Programs include housing, education, employment and self-sufficiency. A total of 1,890 nights of shelter have been provided to 30 Milpitas residents.
4. **Housing Trust Fund of Santa Clara County (Silicon Valley Manufacturing Group)** to provide over 5,000 new affordable housing units homeless population and Silicon Valley workers.

#### **Program and Services to Prevent Persons and Families from Becoming Homeless**

1. Milpitas has provided **\$251,299** in service programs, which provided food, shelter, clothing, and other assistance to homeless persons which served **3,794** persons.
2. Milpitas continues to monitor the Sunnyhills Apartments (151 units) and the other 180 Section 8 Program tenants that have obtained vouchers in Milpitas to prevent the at-risk conversion to market-rate units and the displacement of existing low income households. Milpitas will continue to work with the property owner and HUD to maintain its long-term affordability.

#### **Programs and Services to Address Homeless Persons, Including Those with Special Needs, to Transition to Independent Living**

1. **The Second Harvest Food Bank "Operation Brown Bag"** provides weekly groceries to very low-income persons to supplement their diets. The program also conducts quarterly nutrition and food safety classes. A total of **275** households and **412** individual receives 7 to 13 food items per week.
2. **Support Network for Battered Women** provides comprehensive services including crisis response, shelter, individual and groups counseling, legal assistance and community education for battered women and their children. The program also operates a 20-bed shelter facility for battered women and their children. A total of **24** Milpitas has benefited from this program.

#### **Actions to Assist Non-Homeless Elderly Persons**

1. Milpitas has funded several programs which provided assistance and services to the elderly population such as **Economic and Social Opportunities, Inc.** provides home improvements services to senior homeowners, **Senior Adults Legal Assistance** provides free legal services to Milpitas elderly, **Project Sentinel** provides fair

housing and mediation service, **Milpitas Food Pantry and Second Harvest Food Bank** provides food and Project Match provides affordable shared housing for senior residents.

2. **Long Term Care Ombudsman Program** provides on-going care to six (6) long term care facilities in Milpitas through regular site visits by trained certified community volunteers who provides quality care to 60 frail, chronically ill, primarily elderly residents in those facilities.
3. **Milpitas Senior Center Renovations and Improvements**-provide necessary improvements and ADA compliance to assist Milpitas elderly residents.

#### **Actions to Assist Persons with Physical or Mental Disabilities**

The City of Milpitas has committed General Funds, Redevelopment Agency and CDBG Funds through its Capital Improvement Program (CIP) budget for the following on-going projects:

1. **Park Renovation Plan**-This project involves the replacement of equipment and new floor matting that will be ADA accessible. The City of Milpitas has allocated **\$874,744** for this project.
2. **Annual ADA Sidewalk Ramps**- This project involves the installation of sidewalk ramps at street intersections in order to meet ADA requirements. The City of Milpitas has allocated **\$270,192**for this project.
4. **ADA Compliance**-This project involves modifications to various fire stations and City building facilities to comply with ADA requirements. The City of Milpitas has allocated **\$ 943,700** for this project.
5. **Audible Pedestrian Signal Installation**-This project involves the installation of audible pedestrian signal indicators and improved pedestrian buttons at key intersections throughout the City These assist the visually impaired and elderly when crossing the street. The City of Milpitas allocated **\$179,000** for this project.
6. **Interim Senior Center**-The interim Senior Center located at 540 South Abel Street is being used for senior programs and activities until the new Senior Center is renovated. This project will include approximately 3,600 square foot addition with temporary modulars to provide more programming space for senior activities. The City of Milpitas allocated **\$573,000**for this project.

A total of approximately **\$2,840,636** has been allocated in the City of Milpitas Capital Improvement Program (CIP) budget for the installation of these improvements and ADA compliance requirements.

### **Actions to Assist Persons with Alcohol or Other Drug Related Problems**

Milpitas provides CDBG funding to the Asian American Recovery Center to provide substance abuse prevention, intervention and treatment services. Also, Milpitas has committed General Funds for the Police Department to participate in the DARE Program which provides education and counseling to Milpitas students and their families. The City of Milpitas spends approximately \$10,000 per year on community outreach for this project.

### **Actions to Taken to Improve Public Housing and Residents Initiatives**

There are no public housing units within the City of Milpitas.

### **Actions to Address Obstacles to Meeting Undeserved Needs**

The most significant obstacle to addressing the undeserved needs of Milpitas residents continues to be the general lack of funding to appropriately allocate resources to provide assistance to the homeless, elderly, female headed households, domestic violence victims, and other special interest groups with specific needs. Since becoming an "entitlement city", CDBG funds have increased from \$190,000 to \$693,000 enabling the City to provide additional funding to these organizations. Milpitas consistently negotiates with non-profit and for-profit housing developers to increase the supply of affordable housing. Many of these affordable housing developments are structured with long term loans and required that the proceeds from the projects be put back into the development with reduced or subsidized rents (i.e. Terrace Gardens).

### **Actions to Foster and Maintain Affordable Housing and Eliminating Barriers to Affordable Housing**

Milpitas has previously worked with HUD and the property owners of Sunnyhills Apartments to maintain the long-term affordability of the 151 unit's at-risk of conversion to market rate units for very low and low-income persons. The 22 Below Market Rate first-time homebuyer units along with the 306 Bridge Housing units, 96 affordable units at the Great Mall and the proposed 60-80 unit Senior Housing Project will all have long-term affordability restrictions to benefit low and moderate Milpitas residents.

Milpitas has recently approved Crossing Apartments, which consists of 465-units in which 94-units will be affordable to very low-income families with long-term affordability restrictions.

Also, citywide Mobilehome Park Rent Control Ordinance provides another means of affordable housing with 572 mobilehome units.

Milpitas has worked very closely with Project Sentinel on eliminating barriers to affordable housing. Additional outreach efforts including seminars and workshops have been held with local property owners/managers to discuss housing discrimination and flyers, advertising on cable television are made available to the public.

### **Actions Taken to Reduce the Number of Persons Living Below the Poverty Level**

Milpitas has continued to fund a variety of support programs and activities that provides food, clothing, job training, counseling, rental assistance and crisis intervention to prevent individuals and families from becoming at-risk of being homeless.

Milpitas Food Pantry and Second Harvest Food Bank provides nutritional meals to supplement low and moderate income households.

Fair Housing and tenant-landlord mediation is provided through Project Sentinel in addressing fair housing issues and complaints regarding landlords increasing rental housing above and beyond the means of many low and moderate income renters and preventing unnecessary evictions.

Milpitas annual provides **\$81,663 (including, \$18,500 for ethnic meals for different ethnic groups)** from its General Funds to assistance in the Senior Citizen Nutritional Program. Milpitas actively participates in COFFY (Community Opportunities for Families and Youths) a locally based grass-roots organization established to assist families and youths at-risk.

Milpitas has also continued to work with County of Santa Clara Social Services Agency to refer low-income families to programs such as CalWORKs poverty level. Santa Clara County has experienced a decline in all public assistance programs including Medi-Cal, Food Stamp, and Foster Care Cash Aid programs, by two percent, seven percent, and seven percent respectively. CalWORKs households in the county who received aid dropped by 865 cases.

Milpitas has also worked with Santa Clara County Housing Authority to notify Milpitas residents when the Housing Authority accepted applications for Section 8 housing for the first time since 1997. Notification and announcements were provided to Milpitas residents in four different languages, on cable television, City's website and was posted at the public library and other public buildings within the City of Milpitas. Recently, the Housing Authority has obtained 1,000 new Section 8 vouchers for low-income tenants within the county.

A total of 27,000 registrations were received countywide including 714 Section 8 waiting list registrants and 386 Section 8 tenants residing in Milpitas. To date, 19,000 residents have received Section 8 vouchers and 8,000 county residents are on the 2-3 year waiting list.

Milpitas will continue to seek and explore creative and innovative ways to promote and encourage affordable housing developments with the use of local funds, streamlining the approval process and negotiating with developers on long-term affordability restrictions.

#### **Actions Taken to Ensure Compliance with Program and Comprehensive Planning Requirements**

Milpitas consistently monitors its CDBG grantee subrecipients and projects to ensure compliance with the program goals and objectives and comprehensive planning requirements. Monitoring includes review of quarterly report to determine if goals are achieved, invoices and review of agency audits, financial records, and clientele files. Annual on-site monitoring is also conducted by staff. The Milpitas Community Advisory Commission (CAC) and City Council conducts annual public hearings on its Action Plan, CAPER, and the allocation of CDBG funds to provide the general public the opportunity to review and comment on the use of CDBG funds.

#### **Public Facilities and Improvement Needs**

Milpitas has committed General Funds and Redevelopment Agency with Capital Improvement Projects (CIP) funding to provide improvements to street infrastructure, drainage improvements within low and moderate-income neighborhoods to improve on the quality of life for those residents. These improvements includes ADA compliance, infrastructure, Senior Center, Sports Center, public safety, pedestrian walkways, water master plan update, urban runoff pollution program, etc. Included in the attachments are listings of public facility and improvement projects that have been funded by the City of Milpitas to address these community needs.

#### **6. SELF EVALUATION OF PROGRESS IN ADDRESSING IDENTIFIED NEEDS AND OBJECTIVES**

Milpitas appears to be on target to meet its anticipated goals and objectives outlined with the Five Year Consolidated Plan. The City's Redevelopment Agency has provided millions of dollars along with CDBG funds to subsidize a variety of housing programs (i.e. first time homebuyers, multi-family and senior units). Public Service programs and support services have been carefully prioritized and funded to benefit the greatest number of Milpitas residents. Housing, public services, seniors and homeless populations has been given special care and attention in addressing their needs.

The three main goals and objectives, which the City is presently behind on meeting its schedule, are: 1) Assisting first-time homebuyers on participating in the Mortgage Credit Certificate Program and 2) Assisting on obtaining Section 8 Voucher and Certificate, and 3) the development of the Senior Housing Project.

The Mortgage Credit Certificate Program for first-time homebuyers continues to be extremely difficult to achieve based on the limited mortgage credit credits issued by the State of California to Santa Clara County. This program has been reduced by almost 80% Countywide. This goal appears to be unattainable unless additional funds sources are available.

Housing Authority of Santa Clara County previously opened its waiting list for Section 8 applicants. Milpitas provided this information to the general public through public notices, cable television, and City's web site. Milpitas also received numerous phone calls from local residents on where and how to apply for the County's waiting lists.

Also, additional funding resources and alternatives are being explored to close the \$7-\$9 million funding gap for the proposed 60-80 units Senior Housing Project. Milpitas has allocated \$6.2 million from its Redevelopment Agency 20% set aside housing funds for this project. Low-income housing tax credits and HOME Program is two funding sources that are being considered for this project. Upon completion of the Senior Needs Assessment Implementation Plan, Milpitas City Council will make the final determination in regards to appropriate funds alternatives for this project.

Non-Housing Community Development needs is presently on target and will continue to be monitored to meet the goals and objectives. Milpitas Public Facilities and Improvement needs had largely been funded through the City's Capital Improvement Program (CIP) budget, which addresses citywide problems such as infrastructure, parks, and other types of recreational activities.

In general, Milpitas appears to be well on its way on meeting or exceeding its goals and objectives that have been identified within the Consolidated Plan (2002-2007) and has started to formulate its strategy

## **7. CITIZEN PARTICIPATION**

As outlined in the Milpitas Citizens Participation Plan, the Draft CAPER Report was prepared and made available to the public for review for 15 days from **August 25 through September 12, 2003**. A public advisement notice was placed in the local Milpitas Post Newspaper advertising the availability of the CAPERS Report. In addition, copies of the report were mailed to all organizations, grantees, and other people who have expressed an interest in the City's CDBG Program. Copies of the report were also available at the Public Library and City of Milpitas information desk and public counter.

### **Summary of Public Comments Received**

All public comments have been received by the City of Milpitas and have been incorporated into the final CAPER to be forwarded to HUD by September 26, 2003.

A summary of the public comments is stated below and is attached to the final document.

### **Public Comments**

### **CDBG Program**

Attached is a copy of the Grantee Performance Report (GPR) which provides a summary of the accomplishments and the funding budgeted for each CDBG Program activities carried out during the 2002-2003 program year.

### **Attachments**

Summary of Housing Accomplishments

Listing of Subrecipients sent CAPER'S for Public Review

Letter to Subrecipients (15-day public review of CAPER)

Public Notice of 15-day Review of CAPER

Public Hearing Notice of City Council Review of CAPER

Public Comments

Grantee Performance Report (Financial Summary)/IDIS Activity Summary

Community 2020 Mapping

- Population By Race (Tract)
- Percent of Minority Households (Tract)
- Population by Race (Block Group)
- Households in Poverty (Block Group)
- City of Milpitas Census Tracts

Listing of Public Facilities and Community Improvement Projects



**CAPER Distribution List of Subrecipients**

Alum Rock Counseling Ctr, Inc.  
**Jose Montes de Oca**  
1245 East Santa Clara Street  
San Jose, CA 95116

Asian American Recvry Services  
**Naomi Nakano-Matsumoto**  
1370 Tully Rd., Suite 501  
San Jose, CA 95122

Catholic Charities-Long Term  
**Donna M. DiMinico**  
2625 Zanker Rd., Suite 200  
San Jose, CA 95134-2107

Catholic Charities of SCC  
**Tracey Chew**  
2625 Zanker Rd., Suite 201  
San Jose, CA 95134-2107

City of Milpitas-After School  
**Dale Flunoy**  
1325 E. Calaveras Blvd.  
Milpitas, CA 95035

City of Milpitas-Camp Stay  
**Dale Flunoy**  
1325 E. Calaveras Blvd.  
Milpitas, CA 95035

Emergency Hsng Consortium  
**Barry Del Buono/Dan Aloat**  
2011 Little Orchard St.  
San Jose, CA 95125

Filipino American Opp Devlp  
**Ben Menor**  
2352 Alum Rock Avenue  
San Jose, CA 95116

India Community Center  
**Maggie Kumar**  
555 Los Coches Rd.  
Milpitas, CA 95035

Live Oak Adult Day Services  
**Colleen Hudgen**  
1147 Minnesota Avenue  
San Jose, CA 95125

Milpitas Food Pantry  
**Gary Taylor**  
P.O. Box 360061  
Milpitas, CA 95036

MUSD-Student Serv/Spcl Ed.  
**Brenda Wong**  
1331 E. Calaveras Blvd.  
Milpitas, CA 95035

Next Door Solutions  
**Kathleen Krenek**  
1181 North Fourth St., Suite A  
San Jose, CA 95112

Project Sentinel  
**Ann Marquart**  
430 Sherman Ave., Suite 308  
Palo Alto, CA 94306

Second Harvest Food Bank  
**Mari Ellen Reynolds**  
750 Curtner Ave.  
San Jose, CA 95125-2118

Senior Adults Legal Assist.  
**Georgia Bacil**  
160 E. Virginia St., Suite 260  
San Jose, CA 95112

Social Advocates for Youth  
**Beatrix Lopez**  
1072 S. DeAnza Blvd., # A-208  
San Jose, CA 95129-3531

Supt Netwk for Battered Women  
**Jennifer Niklaus**  
1975 W. El Camino Real, #205  
Mountain View, CA 94040

Economic & Social Opport.  
**Paul Tatsuta**  
1445 Oakland Rd  
San Jose, CA 95112

**MIKE MCNEELY**  
(Engineering City Staff)

**STEVE ERICKSON**  
(Engineering City Staff)



# CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

August 22, 2003

**Re: City of Milpitas Draft CAPER Report for FY 2002-2003  
(15 Day Review Period)**

Dear Service Provider:

Enclosed for your review and comments is a copy of the City of Milpitas Draft Consolidated Annual Performance and Evaluation Report which describes the eligible programs, projects and activities that has been undertaken with Community Development Block Grant (CDBG) funds during the past fiscal year 2002-2003. As required by the Department of Housing and Urban Development (HUD), the CAPER Report is subject to a 15-day public review period. The review period for the City of Milpitas Draft CAPER Report will be from **August 25, 2003 to September 12, 2003.**

Upon completion of the review period, the Draft CAPER Report will be revised to incorporate any significant input and comments received from the public. **The Milpitas City Council will hold a public hearing on the CAPER Report on Tuesday, September 16, 2003 at the Milpitas City Hall, 455 E. Calaveras Blvd. at 7:00 p.m.** The Draft CAPER Report also includes the CDBG funding from the Service Provides for FY 2002-2003.

If you have any questions or comments regarding the Draft CAPER Report, please do not hesitate to contact me at (408) 586-3071 or forward comments to:

Felix Reliford, Principal Housing Planner  
City of Milpitas-City Hall  
455 E. Calveras Blvd.  
Milpitas, CA 95035  
or  
e-mail: [freliford @ci.milpitas.ca.gov](mailto:freliford@ci.milpitas.ca.gov)

# **CITY OF MILPITAS DRAFT CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

The City of Milpitas is presently soliciting public review and comments on its Draft Consolidated Annual Performance Evaluation Report (CAPER). The City's one-year CAPER describes the reporting of the Community Development Block Grant (CDBG) Programs and Activities undertaken during the past program year 2002-2003. The report includes: 1) Summary of Accomplishments, 2) Resources Made Available and Leveraging of Resources, 3) Status of Actions Taken During the Year to Implement the City's Goals and Objectives, 4) Affirmatively Furthering Fair Housing, 5) Accomplishments (Households and Persons Assisted), 6) City's Self-Evaluation on Progress Made in Addressing Identifying the Priority Needs and Objectives, and 7) Citizens Comments and Public Review.

Public review of the Draft CAPER is required by the Department of Housing and Urban Development as part of the City of Milpitas being a CDBG entitlement city for funding.

The public review period and comments period for the Draft CAPER will be:

**AUGUST 25, 2003 THROUGH SEPTEMBER 12, 2003**

Copies of the Draft CAPER for public review and comments will be available at the Milpitas City Hall at the Community Development Public Counter at 455 E. Calaveras Blvd. and Milpitas Public Library at 40 N. Milpitas Blvd.

Written comments should be forwarded to:

Felix Reliford, Principal Housing Planner  
City of Milpitas-City Hall  
455 E. Calaveras Blvd.  
Milpitas, CA 95035  
or  
e-mail: [freliford @ci.milpitas.ca.gov](mailto:freliford@ci.milpitas.ca.gov)

**CITY OF MILPITAS  
DRAFT CONSOLIDATED ANNUAL PERFORMANCE  
EVALUATION REPORT  
(CAPER)**

**NOTICE IS HEREBY GIVEN** that the Milpitas City Council will hold a public hearing on **Tuesday, September 16, 2003 at Milpitas City Hall, 455 E. Calaveras Blvd. E. 7:00 p.m.** on the City of Milpitas Draft Consolidated Annual Performance Evaluation Report (CAPER). The City's one-year CAPER describes the reporting of the Community Development Block Grant (CDBG) Programs and Activities undertaken during the past program year 2002-2003. The report includes: 1) Summary of Accomplishments, 2) Resources Made Available and Leveraging of Resources, 3) Status of Actions Taken During the Year to Implement the City's Goals and Objectives, 4) Affirmatively Furthering Fair Housing, 5) Accomplishments (Households and Persons Assisted), 6) City's Self-Evaluation on Progress Made in Addressing Identifying the Priority Needs and Objectives, and 7) Citizens Comments and Public Review.

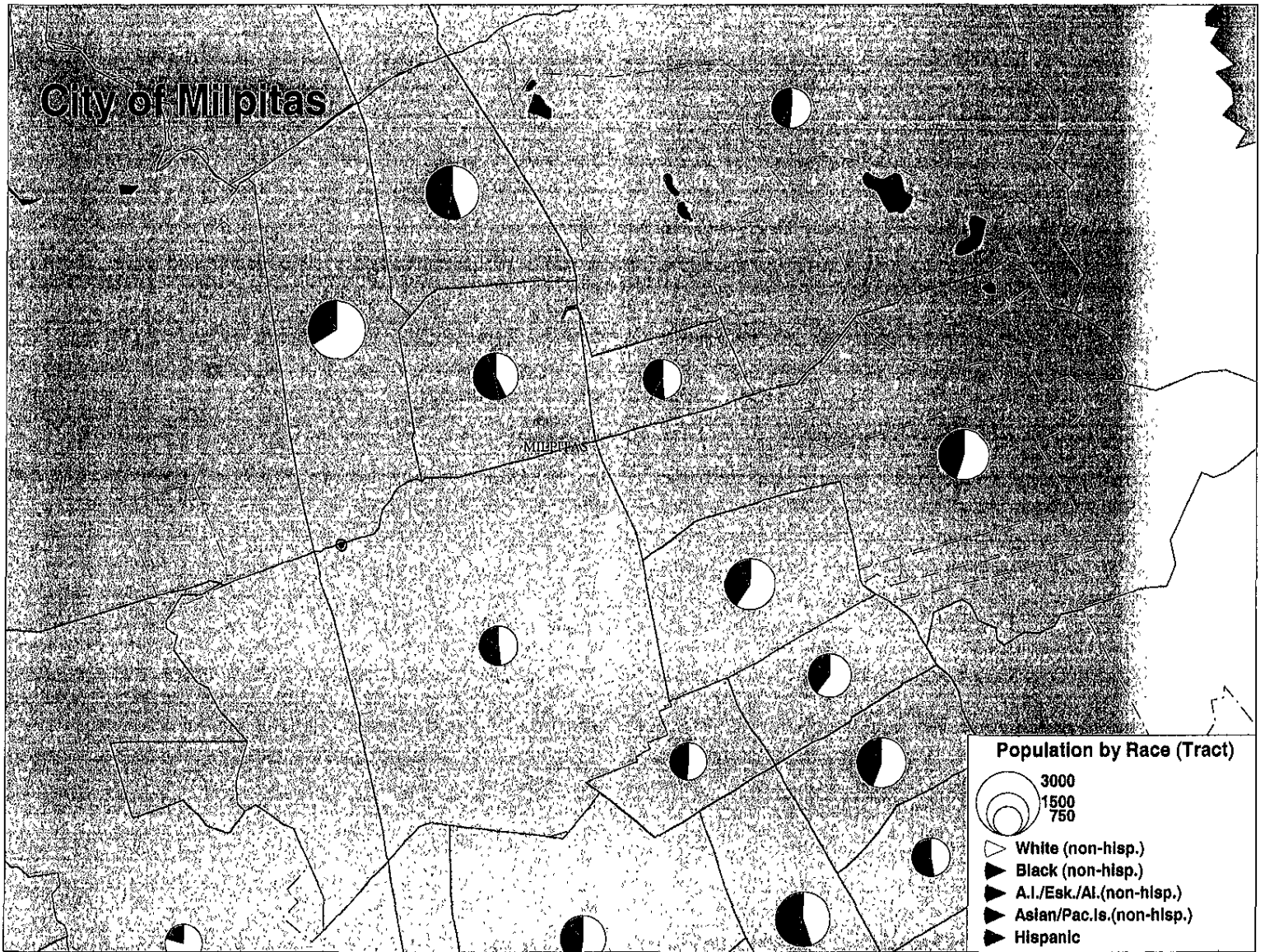
**INTERESTED PERSONS MAY** appear and be heard at the public hearing described in this notice. Written comments on this item may be delivered to City Council prior to the hearing. Additional correspondence may be mailed to the Planning, Recreation and Neighborhood Services Department at 455. E. Calaveras Blvd., Milpitas, CA 95035

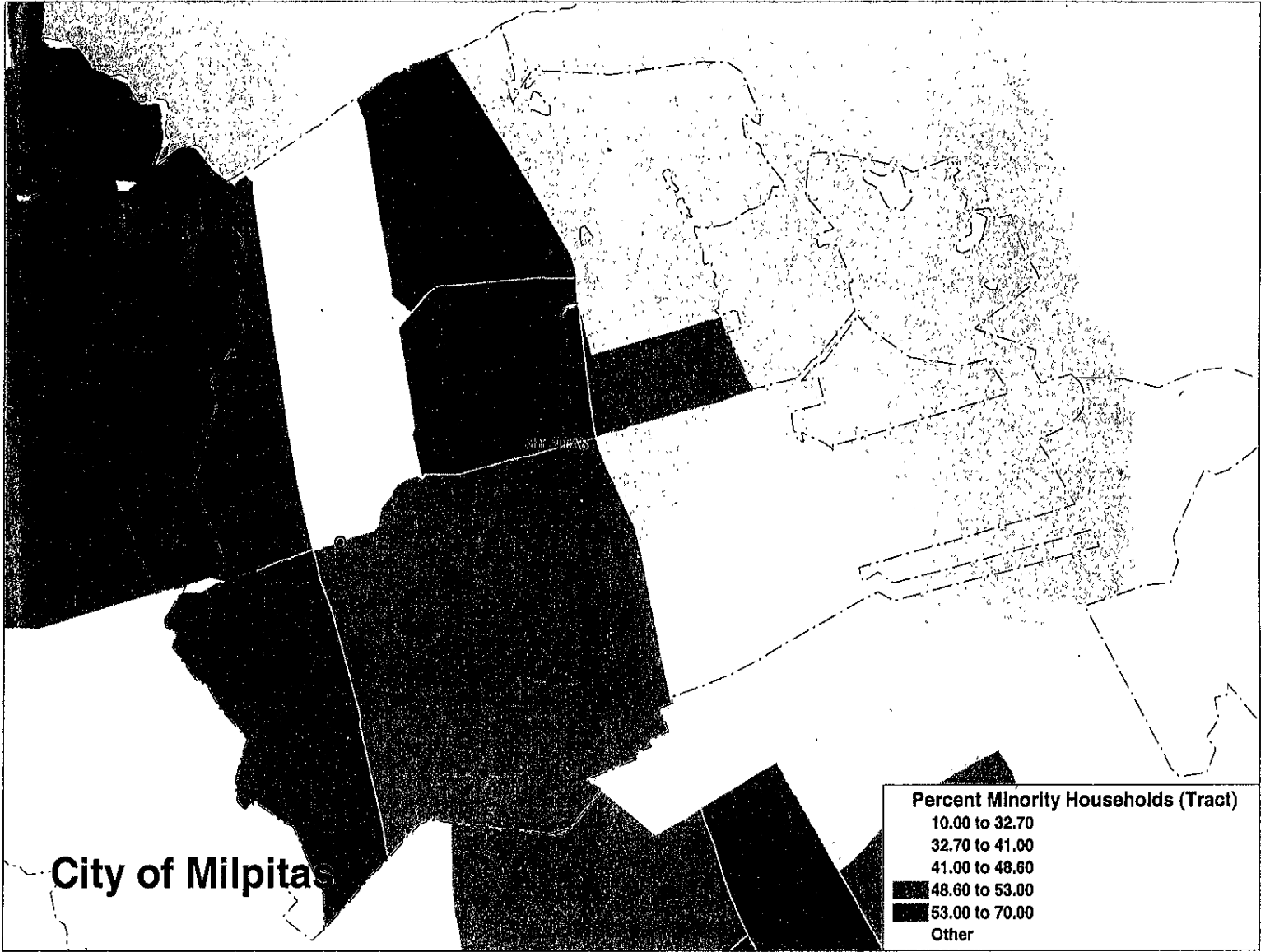
**NOTICE IS FURTHER GIVEN**, pursuant to Government Code Sec. 65009, that any challenges of this application in court may be limited to only those issues raised at the public hearing described in this notice or written correspondence delivered to the City Council at or prior to this hearing.

If you have any questions or comments regarding the Draft CAPER Report, please do not hesitate to contact me at (408) 586-3071 or forward comments to:

Felix Reliford, Principal Housing Planner  
City of Milpitas-City Hall  
455 E. Calaveras Blvd.  
Milpitas, CA 95035  
or  
e-mail: [freliford @ci.milpitas.ca.gov](mailto:freliford@ci.milpitas.ca.gov)

# City of Milpitas





# City of Milpitas

MILPITAS

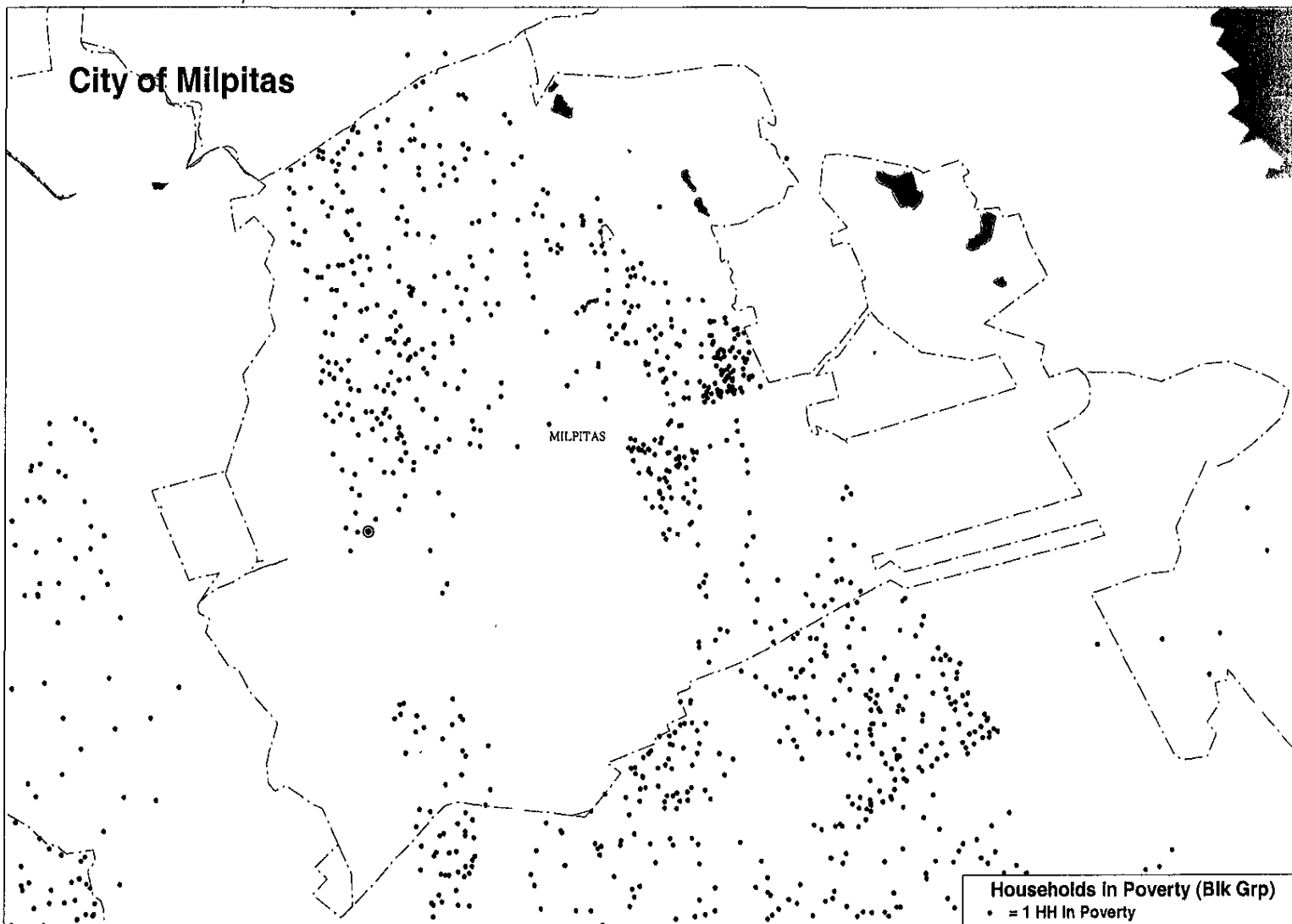
## Population by Race (Blk Grp)

- = 20 White (non-hisp.)
- = 20 Black (non-hisp.)
- = 20 A.I./Esk./Al.(non-hisp.)
- = 20 Asian/Pac.Is. (non-hisp.)
- = 20 Hispanic

**City of Milpitas**

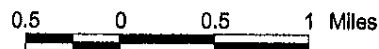
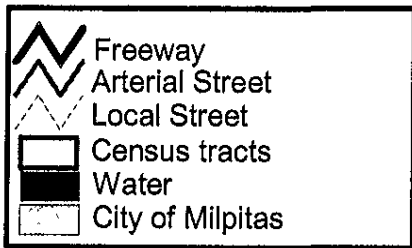
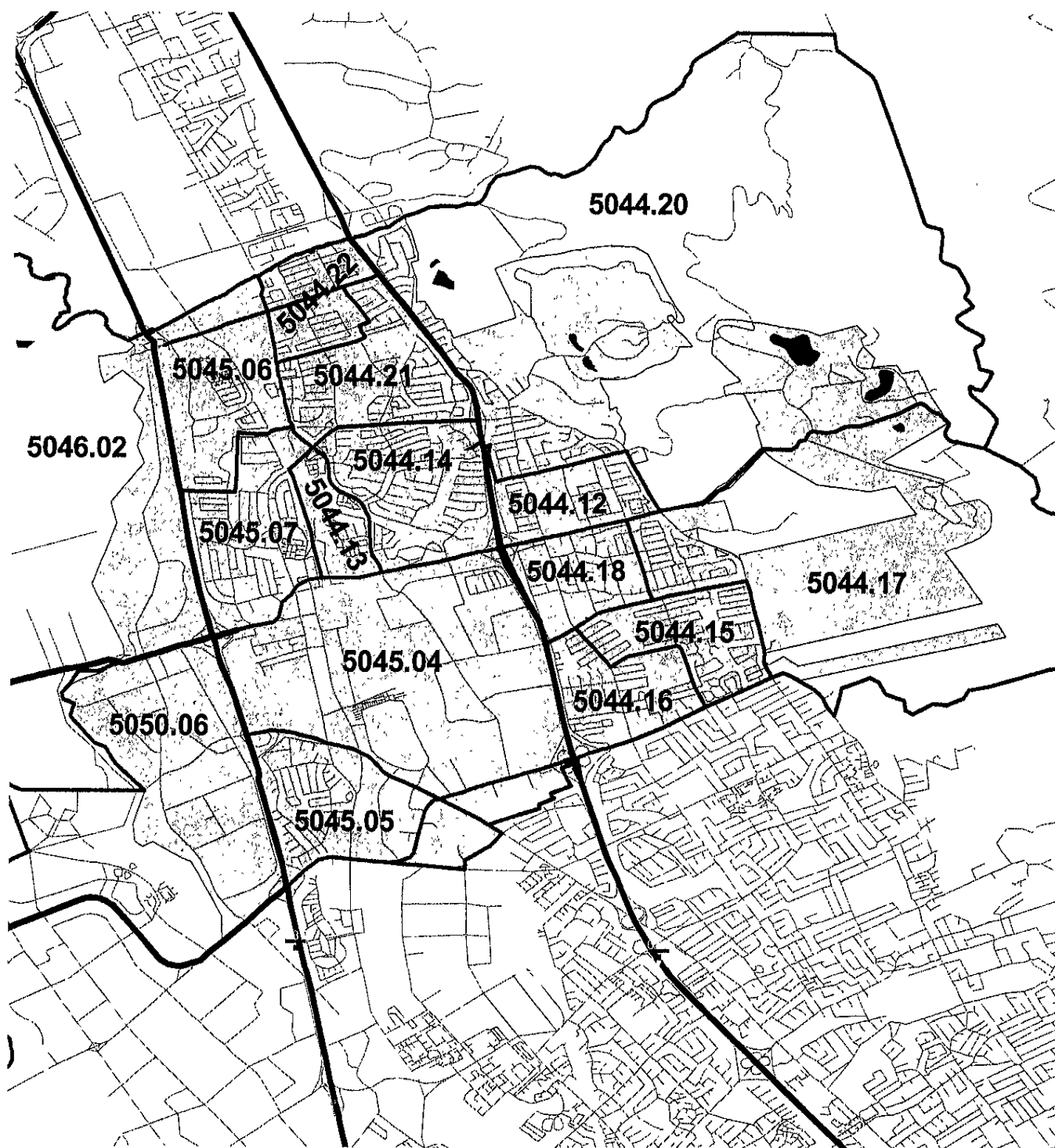
MILPITAS

**Households in Poverty (Blk Grp)**  
• = 1 HH In Poverty





# City of Milpitas with Census Tracts



**CITY OF MILPITAS  
PUBLIC FACILITIES AND COMMUNITY IMPROVEMENT PROJECTS**

<b><u>Projects</u></b>	<b><u>Costs</u></b>	<b><u>Estimated Completion Date</u></b>
1. Milpitas Library Pre-Design Study	\$636,244	2004-05
2. Community Center Renovation	\$321,854	2004-05
3. Senior Center Renovation	\$1.8 million	2004-05
4. Alviso Adobe Improvements	\$1.6 million	2006-07
5. Sports Center Improvements	\$1 million	2003-04
6. ADA Sidewalk Ramps	\$270,192	2003-04
7. Selwyn Park Improvements	\$172,222	2004-05
8. Park Renovation Plan	\$824,744	2003-04
9. Park Path Resurfacing	\$288,751	2007-08
10. Annual Sidewalk Replacement	\$2.9 million	2007-08
11. Sewer Deficiency & Structural Correction Program	\$5.4 million	2007-08
12. Athletic Court Resurfacing	\$952,871	2004-05